



**6 Marine Walk, Burton Waters,
Lincoln, LN1 2TS**

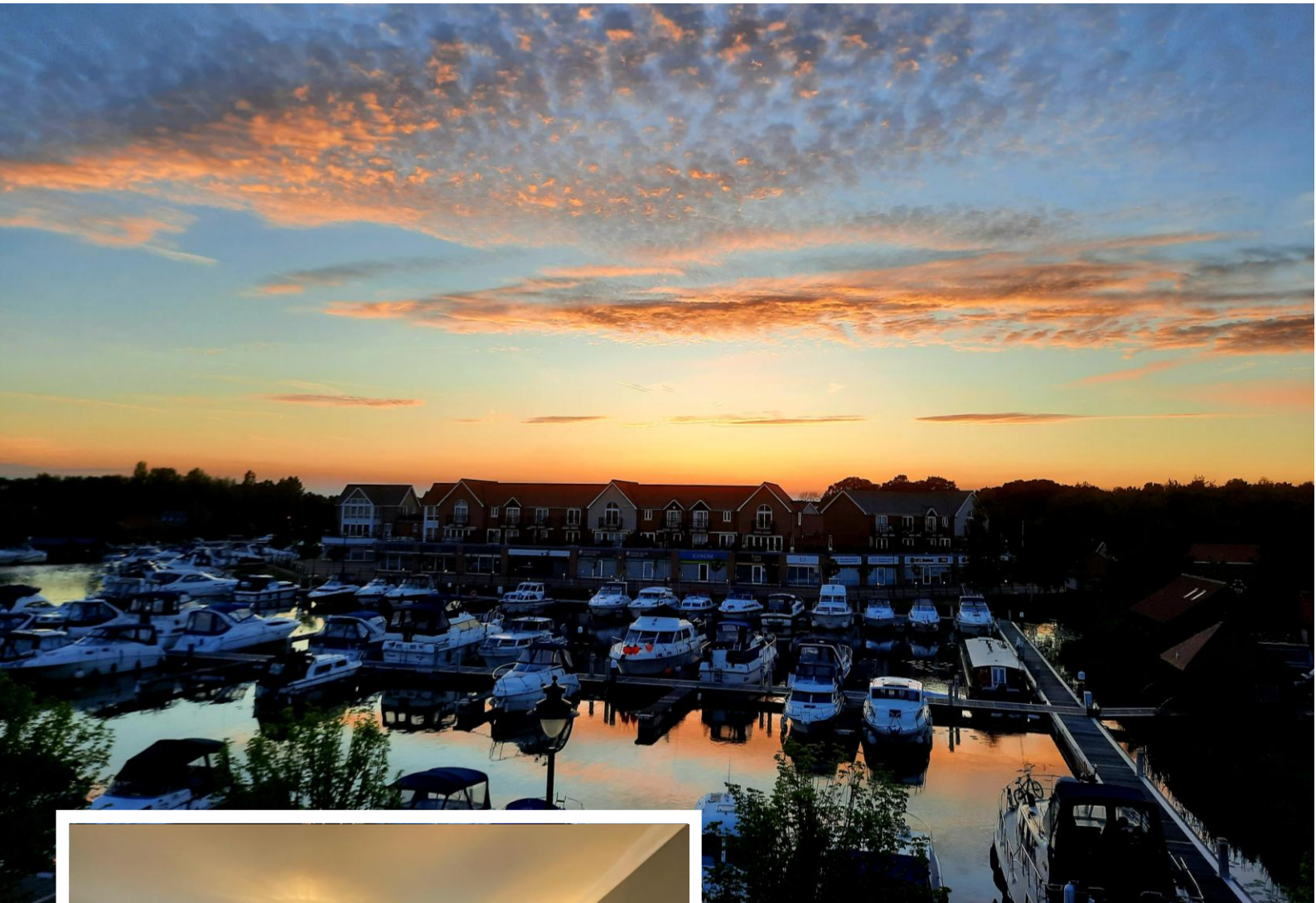


Book a Viewing!

£360,000

A larger than average uniquely designed four bedroomed new town house located in this popular waterside development of Burton Waters. The property has been greatly improved by the current owners and offers modern stylish living accommodation to comprise of Entrance Hallway, ground floor bay fronted Bedroom, a Utility Shower Room and stairs rising to the First Floor Landing giving access to the modern fitted Kitchen, WC and a large Lounge/Diner with double doors to the Balcony with views over the Marina. To the Second Floor there is a Family Bathroom, three Bedrooms and En-suite and Balcony to Bedroom 1. There are two allocated parking spaces. Viewing of this property is highly recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - 999 years from the 1st January 1999

Annual Service Charge Amount - £1,727.67 for the estate management

Annual Service Charge Amount - £728.09 for the building management/insurance

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.





VIEWINGS - By prior appointment through Mundys.

LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the West of the Cathedral City of Lincoln. Quality, style and security are at the forefront, including 24-hour manned security station with CCTV. Facilities on the site include shops, solicitors, the Woodcocks pub and restaurant, Harbour Lights floating restaurant, Indian restaurant, beauticians and the David Lloyd Sports Centre adjacent to Burton Waters. The development offers a serene lifestyle with easy access to water based activities, making it a desirable place for those who enjoy boating and waterfront living. The historic Cathedral City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.

ACCOMMODATION

HALLWAY

With UPVC door to the front aspect, wooden laminate flooring, covered radiator, stairs to the first floor and doors to the ground floor bedroom and utility/shower room.

GROUND FLOOR BEDROOM 4

17' 0" x 9' 10" (5.19m x 3m) With UPVC bay window to the front aspect, wooden laminate flooring and radiator.

UTILITY SHOWER ROOM

5' 7" x 7' 5" (1.72m x 2.27m) With wooden laminate flooring, suite to comprise of shower, WC and wash hand basin, chrome towel radiator, vanity cupboard, work surface with base unit, spaces for a washing machine and tumble dryer, extractor fan and partly tiled walls.

FIRST FLOOR LANDING

With doors to the separate WC, kitchen and lounge diner, radiator and stairs to the second floor.

KITCHEN

9' 7" x 10' 4" (2.94m x 3.15m) With UPVC window to the front aspect, wooden laminate flooring, fitted with a range of modern base units and drawers with work surfaces over, integral appliances to include fridge, freezer, electric Smeg oven, Smeg electric hob with extraction above and dishwasher, floor mounted fan heater, wall mounted cupboards with complementary tiling below, concealed gas central heating boiler, feature tiling, LED spotlights and a serving hatch to the dining area.



SEPARATE WC

With UPVC window to the front aspect, partly tiled walls, WC, wash hand basin, chrome towel radiator and wooden laminate flooring.

LOUNGE DINER

17' 7" max x 20' 11" (5.37m x 6.39m) With two sets of double doors to the balcony, feature radiator, wooden laminate flooring and space for a feature fireplace.

BALCONY

15' 9" x 17' 7" (4.82m x 5.37m) With views over the marina, power and lighting.



SECOND FLOOR LANDING

With doors to three bedrooms and a family bathroom, radiator and access to the roof void.

FAMILY BATHROOM

6' 3" x 10' 4" (1.91m x 3.15m) With wooden laminate flooring, feature tiling, suite to comprise of bath with shower over, WC and wash basin with vanity unit, extractor fan and LED spotlights to the ceiling.

BEDROOM 1

9' 6" x 17' 7" (2.90m x 5.37m) With arched sliding UPVC doors to the balcony with views over the marina, wooden laminate flooring, feature radiator and door to en-suite.



EN-SUITE

With wooden laminate flooring, suite to comprise of walk-in shower cubicle, WC and wash hand basin, partly tiled walls, chrome towel radiator, extractor fan and LED spotlights to the ceiling.

BEDROOM 2

With UPVC double doors to the front aspect, wooden laminate flooring and radiator.

BEDROOM 3

7' 9" x 8' 8" (2.37m x 2.65m) With UPVC window to the front aspect, wooden laminate flooring and radiator.



OUTSIDE

There are two allocated parking spaces.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

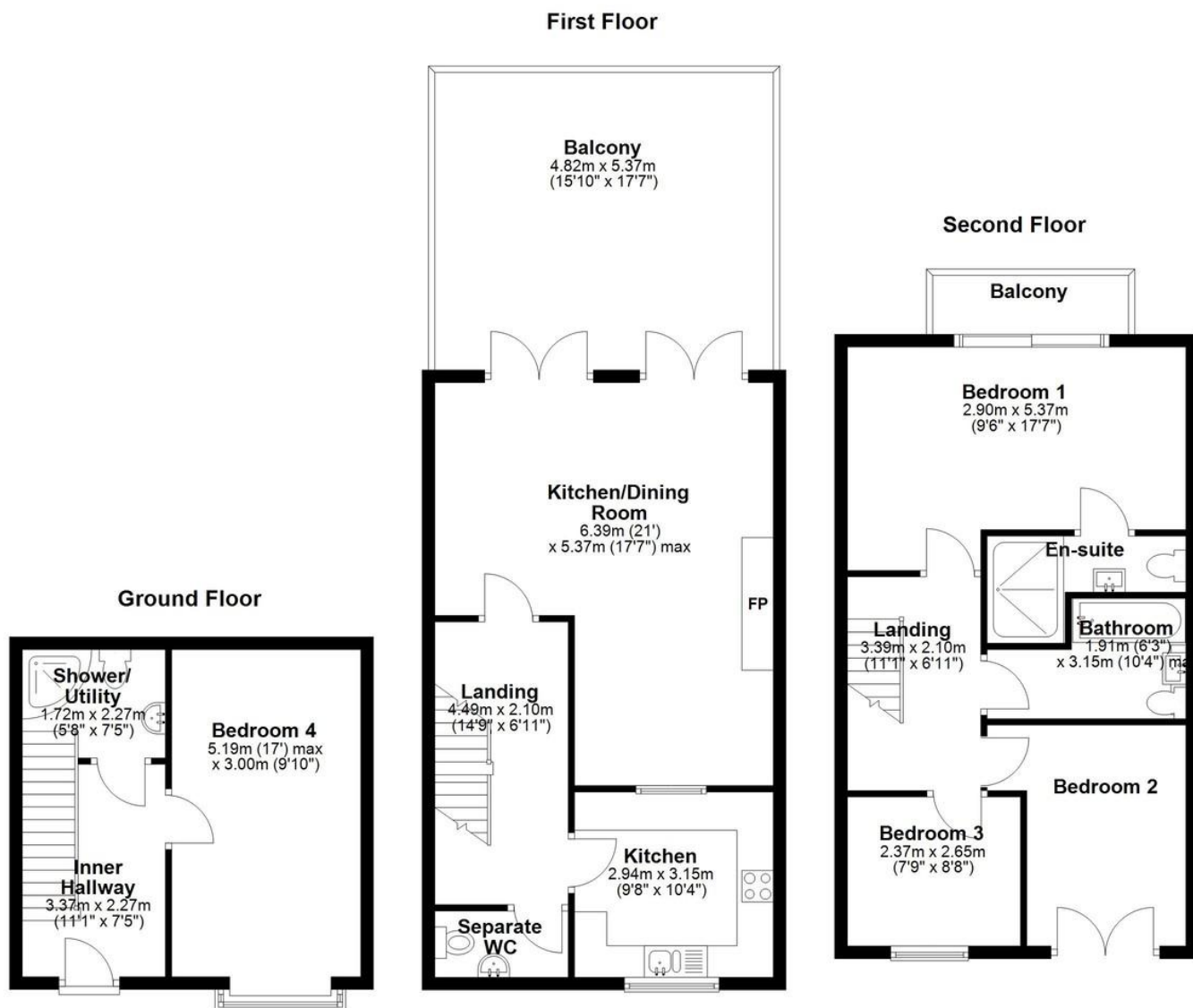
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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